

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

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2012 DEC -3 P 1:11

BOSTON, MA

AGENDA

December 12, 2012

PUBLIC HEARINGS

- 9:00 AM Text Amendment Application No. 429
Article 11, Signs (Off-premise signs)
- 9:15 AM Text Amendment Application No. 431
Articles 2, 2A and 17
Usable Open Space
- 9:30 AM Text Amendment Application No. 432
Article 11, Signs (Electronic Signs)
- 9:45 AM Second Amendment to Development Plan for PDA No. 67
Olmsted Green
- 10:00 AM First Amendment to Development Plan for PDA No. 78
Seaport Square Project
- 10:15 AM Map Amendment Application No. 620
First Amendment to Development Plan for PDA No. 82
The Fenway Triangle Mixed Use Project

BUSINESS MEETING (Open to the public)

Discussion of Public Hearings

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 12, 2012, at 9:00 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 429, filed by the Boston Redevelopment Authority.

Said application would amend Article 11 (Signs), specifically Section 11-6 (Signs Subject to Other Regulations), with respect to billboards, signboards and other outdoor advertising.

A copy of the petition may be obtained at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 12, 2012, at 9:15 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 431, filed by the Boston Redevelopment Authority.

Said application would amend Articles 2 (Definitions), 2A (Definitions Applicable in Neighborhood Districts and in Article 80, Development Review and Approval), and 17 (Open Space Requirements for Residences), with respect to usable open space.

A copy of the petition may be obtained at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 12, 2012, at 9:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 432, filed by the Boston Redevelopment Authority.

Said application would amend Article 11 (Signs), specifically Section 11-7, with respect to electronic signs.

A copy of the petition may be obtained at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 12, 2012, at 9:45 AM, in Room 900, Boston City Hall, in connection with a petition to approve the Second Amendment to Development Plan for Planned Development Area ("PDA") No. 67, Olmsted Green ("Second Amendment"), submitted by the Boston Redevelopment Authority on behalf of Lena Park Community Development Corporation ("Lena Park CDC").

The Second Amendment proposes the renovation of the existing buildings at 150-160 American Legion Highway which are now vacant. Lena Park CDC proposes to renovate a portion of the building for use as a community center. Brooke Charter School proposes to renovate a portion of the building for use as a charter school. The renovations will include reconfiguration of the existing building interiors, replacement of the building systems.

A copy of the petition and the Second Amendment may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 12, 2012, at 10:00 AM, in Room 900, Boston City Hall, in connection with a petition to approve the First Amendment to Development Plan for Planned Development Area ("PDA") No. 78, Seaport Square Project ("First Amendment"), submitted by the Boston Redevelopment Authority on behalf of MS Boston Seaport, L.L.C. (the "Proponent").

The First Amendment proposes to amend the Original Development Plan for PDA No. 78 to provide for the installation and use of electronic signs, as defined in Section 2A of the Code, to enhance and support the Innovation Center and the Innovation Uses in the Seaport Square Project. The Innovation Center on Block F of the Project Site is one component of the Seaport Square Project. The Proponent is developing the Project Site by constructing up to 22 new buildings with up to 6,335,200 square feet of residential, retail, office, hotel, innovation, civic and cultural uses, as well as approximately 6,375 below-grade parking spaces. Most buildings will include retail, restaurant, entertainment, innovation space, or other active uses at the street level (the "Project").

A copy of the petition, the First Amendment may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 12, 2012, at 10:15 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 620 and a petition to approve the First Amendment to Development Plan for Planned Development Area ("PDA") No. 82, The Fenway Triangle Mixed Use Project ("First Amendment"), submitted by the Boston Redevelopment Authority on behalf of Fenway Enterprises LLC and The Jara Realty Trust (the "Proponents").

Said Map Amendment would amend Map 1Q, Fenway Neighborhood District, by adding the designation "D", indicating a Planned Development Area ("PDA") overlay district, to an area in the Fenway section of Boston measuring approximately 15,295 square feet located at 1313 Boylston Street. The First Amendment adds the above referenced site to the existing PDA area and incorporates a third mixed-use building as a second proposed project within the PDA to be located at 1313 Boylston Street.

A copy of the petition, the First Amendment may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Executive Secretary